

Prepared By: Michael T. Hankin, Esq.
Hankin & Hankin
6841 Energy Court
Lakewood Ranch, Florida 34240
File Number: CL 10554-M
Sales Price: \$500,000.00
Parcel ID #: 412028476002, 412027352001
412028478001, 412028479001

WARRANTY DEED

THIS WARRANTY DEED, dated November 25, 2014 by HAMMOCKS ACQUISITION, LLC, a Florida limited liability company, whose post office address is 205 Mendoza Avenue, Coral Gables, Florida 33134, hereinafter called the GRANTOR, to THE HAMMOCKS MASTER ASSOCIATION, INC., a Florida corporation, whose post office address is 8660 Amberjack Circle, Englewood, Florida 34224, hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Charlotte County, Florida, viz:

SEE ATTACHED EXHIBIT "A"

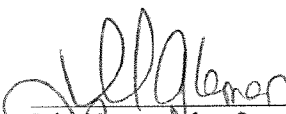
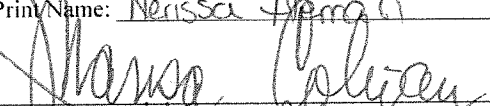
SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2015 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:


Print Name: Nerissa Apogon

Print Name: Marisa Cobian

HAMMOCKS ACQUISITION, LLC, a Florida limited liability company

BY: 
STEPHEN MASSEY, Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

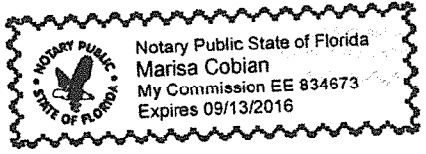
THE FOREGOING INSTRUMENT was acknowledged before me this 25th day of November, 2014, by
STEPHEN MASSEY, as Manager of HAMMOCKS ACQUISITION, LLC, a Florida limited liability company,
who is personally known to me: ___ or who has produced a driver's license as identification: ___

Marisa Cobian

Notary Signature

Marisa Cobian

(Type, Print or Stamp Name)



I am a Notary Public in and for the State of Florida
and my commission expires on: 09/13/16

EXHIBIT A

PROPOSED PHASES 5, 6, 7, 17 & 18, ALL OF THE HAMMOCKS-PRESERVE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 3069, PAGE 1658, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PROPOSED PRESERVE PHASE 5 (PRESERVE PAD 5):

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28 TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00" W., 694.53 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 28, N.00°04'00"E., 398.61 FEET; FOR A POINT OF BEGINNING; THENCE WEST 180.00 FEET; THENCE NORTH 103.00 FEET; THENCE EAST 180.00 FEET; THENCE SOUTH 103.00 FEET; TO THE POINT OF BEGINNING.

PROPOSED PRESERVE PHASE 6 (PRESERVE PAD 6):

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH; RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N 89°56'00"W., 526.23 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 28, N 00°04'00"E, 398.61 FEET, FOR A POINT OF BEGINNING; THENCE WEST 180.00 FEET; THENCE NORTH 103.00 FEET, THENCE EAST 180.00 FEET, THENCE SOUTH 103.00 FEET, TO THE POINT OF BEGINNING.

PROPOSED PRESERVE PHASE 7 (PRESERVE PAD 7):

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20

EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 1351.30 FEET TO THE EASTERLY R/W OF STATE ROAD NO. 775 (100'R/W); THENCE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775, AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1095.91 FEET, A CHORD BEARING OF N.00°31'51"E., AND A CHORD DISTANCE OF 14.76 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775, N.00°55'00"E., 737.84 FEET TO THE NORTH LINE OF TRACT 27, TEN ACRE FARMS OF THE GROVE CITY LAND COMPANY'S SUBDIVISION OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 19, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S.89°56'15"E., ALONG THE NORTH LINE OF SAID TRACT 27, A DISTANCE OF 910.15 FEET; THENCE LEAVING THE NORTH LINE OF SAID TRACT 27, S.00°03'45"W., 499.51 FEET, FOR THE POINT OF BEGINNING; THENCE S.42°24'34"E., 103.00 FEET; THENCE S.47°35'26"W., 108.00 FEET; THENCE N.42°24'34"W., 103.00 FEET; THENCE N.47°35'26"E., 108.00 FEET TO THE POINT OF BEGINNING.

PROPOSED PRESERVE PHASE 17 (PRESERVE PAD 17):

A PARCEL OF LAND ALL LYING AND BEING IN SECTIONS 27 AND 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST; THENCE ALONG THE SOUTH LINE OF SAID SECTION 27, N.89°12'04"E., 296.56 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 27, N.25°27'53"W., 87.39 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 600 FEET, A CHORD BEARING OF N.12°42'53"W., AND A CHORD DISTANCE OF 264.84 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 267.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.00°02'07"E., 110.37 FEET; THENCE N.89°57'53"W., 43.76 FEET, FOR A POINT OF BEGINNING; THENCE S.07°25'14"E., 138.00 FEET; THENCE S.82°34'46"W., 107.00 FEET; THENCE N.07°25'14"W., 138.00 FEET; THENCE N.82°34'46"E., 107.00 FEET TO THE POINT OF BEGINNING.

PROPOSED PRESERVE PHASE 18 (PRESERVE PAD 18);

A PARCEL OF LAND ALL LYING AND BEING IN SECTIONS 27 AND 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST; THENCE ALONG THE SOUTH LINE OF SAID SECTION 27, N.89°12'04" E., 115.64 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 27, N.00°47'56"W., 85.60 FEET, FOR THE POINT OF BEGINNING; THENCE N.17°47'50"W., 138.00 FEET; THENCE N72° 12'10"E., 107.00 FEET; THENCE S.17°47'50"E, 138.00 FEET; THENCE S.72°12'10"W., 107.00 FEET TO THE POINT OF BEGINNING.

PROPOSED PHASES 4, 7, 8, 9, AND 10, ALL OF THE HAMMOCKS-VILLAS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 3073, PAGE 1471, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PROPOSED VILLAS PHASE 4 (VILLAS PAD 4):

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE SAID SECTION 28 N.89°56'00"W., 1207.71 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 28, N.00°04'00"E., 46.18 FEET FOR A POINT OF BEGINNING; THENCE N.44°30'30"W., 141.33 FEET; THENCE N.45°29'30"E., 84.67 FEET THENCE S.44°30'30"E., 141.33 FEET; THENCE S.45°29'30"W.; 84.67 FEET TO THE POINT OF BEGINNING.

PROPOSED VILLAS PHASE 7 (VILLAS PAD 7):

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 995.12 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 28, N.00°04'00"E., 93.75 FEET FOR A POINT OF BEGINNING; THENCE N.53°00'19"W., 141.33 FEET; THENCE N.36°59'41"E., 84.67 FEET; THENCE S.53°00'19"E., 141.33 FEET; THENCE S.36°59'41"W., 84.67 FEET TO THE POINT OF BEGINNING.

PROPOSED VILLAS PHASE 8 (VILLAS PAD 8):

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W, 796.13 FEET;

THENCE LEAVING THE SOUTH LINE OF SAID SECTION 28, N.00°04'00"E., 96.00 FEET FOR A POINT OF BEGINNING; THENCE N.89°56'00"W., 141.33 FEET; THENCE N.00°04'00"E., 84.67 FEET; THENCE S.89°56'00"E., 141.33 FEET; THENCE S.00°04'00"W., 84.67 FEET TO THE POINT OF BEGINNING.

PROPOSED VILLAS PHASE 9 (VILLAS PAD 9):

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 639.29 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 28, N.00°04'00"E., 96.00 FEET FOR A POINT OF BEGINNING; THENCE N.89°56'00"W., 141.33 FEET; THENCE N.00°04'00"E., 84.67 FEET; THENCE S.89°56'00"E., 141.33 FEET; THENCE S.00°04'00"W., 84.67 FEET TO THE POINT OF BEGINNING.

PROPOSED VILLAS PHASE 10 (VILLAS PAD 10):

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 551.12 FEET, THENCE LEAVING THE SOUTH LINE OF SAID SECTION 28, N.00°04'00"E., 183.01 FEET FOR A POINT OF BEGINNING; THENCE N.89°56'00"E., 84.67 FEET; THENCE N.00°04'00"E., 141.33 FEET; THENCE S.89°56'00"E., 84.67 FEET; THENCE S.00°04'00"W., 141.33 FEET TO THE POINT OF BEGINNING.